

Parking

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria- ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information				
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected	Date Completed (Include Initials)
Parking Lot	1. The (5) handicapped parking spaces located closest to the SE accessible entrance to the building positioned the East/West direction did not include the required accessible 60" min. access aisle adjacent to each space. Handicap signage does not exist. 2. The van accessible space located at the south end of the parking lot has the proper signage however it is not mounted at the appropriate height. Tree limbs exist in this space below 96". This space has cross slopes of 2.4%. Running slope along accessible route from this space has running slopes as great as 6.8%. 3. The van accessible parking space located at the north end of the parking lot has the proper signage mounted below 60" measure to the bottom of the sign. This parking space has cross slopes above 3%. A gap exists at the end of the pavement in between the chain link fence and the pavement approx. 6" and dropping 2-1/2". A leaning sign (EXIT ONLY AT OTHER END OF LOT) restricts head clearance for this space.	501,502	1-2. We recommend relocating the south van accessible space closer to the building in the area where the current car handicapped space is located. Provide required van accessible aisle adjacent to parking space. Ensure space size and stripping comply with ADAAG 502. Ensure cross slopes greater than 1:48 in any direction do not exist. Provide a "van accessible" sign mounted at 60" min. AFF. as measured to the bottom of the sign. I recommend using the remainder of the space to include (2) handicapped car spaces which are permitted to share an access aisle. Provide accessible route to southwest accessible building and ensure vertical rises exceeding 1/4", and gaps exceeding 1/2" do not exist. Access routes shall have cross slopes no greater than 1:48 and a maximum running slope 1:20. 3. Raise existing sign to 60" min. AFF. Ensure vertical rises exceeding 1/4, and gaps exceeding 1/2" do not exist. In future parking lot resurfacing efforts , measure should be taken to ensure slopes of 1:48 do not exist in any direction.	1 2 3										

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Parking lot Cont'd..	4) The entrance/exit to the parking lot crosses the pedestrian sidewalks along North Street and West Columbia. Cane detectable warnings are required where commercial vehicular ways are provided with yield or stop control, detectable warning surfaces shall be provided at the junction between the pedestrian route and vehicular traffic.	501,502	3 Cont'd. Fill gaps between parking surface and fence. Remount leaning sign and ensure it is located a min. of 60" AFF. 4. Provide pedestrian access routes at building site perimeter sidewalks. Routes shall confirm to R208.1. Provide 3' wide min. detectable warning devices on both end of the pedestrian sides of the sidewalk where it crosses the path of vehicular traffic one each end of the parking lot (Enter & Exit). Repair sidewalk or pavement to ensure that vertical rises exceeding 1/4", and cross slopes above 1:48.					4						

Building Exterior Accessible Routes

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	<p>(1) The Picnic area contains brick pavers as the finished ground surface. This surface has many vertical rises exceeding 1/4" and gaps greater than 1/2" where the concrete and pavement meet.</p> <p>(2) The accessible sidewalk serving as the accessible route from the North van accessible parking space to the North accessible building entrance, was found to have at least (3) vertical rises greater than a ¼" and at least (3) gaps exceeding a ½" between the parking lot and the building entrance. The accessible sidewalk on the north end of the building also contains tree limbs existing exactly at 80" (which is the min. requirement) above finished surface but could hang lower if ice and snow were to accumulate.</p>	301,302,402,403	<p>(1) Repair rises and gaps in surface to ensure no vertical rises in ground surfaces greater than ¼" and no gaps exceeding ½" exist.</p> <p>(2) Ensure all sidewalks within the boundary of the site conform to ADAAG standards in respect to ¼" vertical rises/ 1/2" gaps, Clear head space, ramps, slopes, and cross slopes.</p> <p>Trim limbs to 8' above finished sidewalk surface.</p>	1	2								

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	<p>(3) The accessible route from the parking lot to the playground has vertical rises exceeding 1/4". The gate on the same route (leading to the parking lot) does not have 24" required maneuvering space at the ground surface on the latch end of the gate (the pavement ends). The latch at the gate was measured be 60" above finished ground surface.</p> <p>(4) The accessible route leading from the north accessible building entrance to the playground has vertical rises exceeding 1/4" and gaps greater than 1/2". The bottoms of (2) ramps leading into playground have vertical rises greater than 1/4".</p>	301,302,402,403	<p>(3) Add pavement and ensure 24" maneuvering space at the latch end of the gate. Lower latch to 48" max. AFF.</p> <p>Ensure no vertical rises in ground surfaces greater than 1/4" and no gaps exceeding 1/2" exist.</p> <p>(4) Repair rises and gaps in surface to ensure no vertical rises in ground surfaces greater than 1/4" and no gaps exceeding 1/2" exist. Add mulch to ensure a smooth transition between playground surface and sidewalk.</p>	3										
				4										

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	5) Sidewalks located in the Right Of Way have many vertical rises exceeding ¼". The sidewalk north of the building has (3) 1/4" vertical rises and (3) 1/2" gaps, the sidewalk south of the building has at least (3) 1/4" vertical rises and (2) 1/2" gaps as well as a portion of the sidewalk where the cross slope of (2.9%) exceeds the allowable 1:48 or 2.08% (this occurs just west of the exit driveway leading onto West Columbia Street). The sidewalk located at the West of the building along N. Chauncey Ave. has at least (3) 1/4" vertical rises and (2) gaps exceeding 1/2". A portion of the concrete just south of the west entrance is depressed causing water to pond. The west sidewalk along N. Chauncey Ave. also has (6) trees with tree limbs hanging below 80". The upper sidewalk serving the West Building entrances has ¼" vertical rises and a gap exceeding 1/2" at the top of the stair where an expansion joint exists.	301,302,402,403	(5) Fix all gaps and vertical rise issues and ensure all building perimeter sidewalks located around the building serving as pedestrian routes leading to public entrances into the building but located within the public right-of way; conform to PROWAG standards in respect to detectable warning devices, ¼" vertical rises, ramps, slopes and sidewalks.	5										

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		(6) The South and the Northeast (playground) building entrances are not handicapped accessible and therefore required to contain a sign directing handicapped patrons to the nearest accessible entrance to the building. The sign located at the West entrance directing disabled patrons is directing them to the rear of the building and is mounted below 60" AFF. It should direct them to both accessible entrances and be raised to 60" min. AFF measured to the bottom of the sign. Signage shall be installed on latch side of doors when possible.	301,302,402,403	(6) Install signage @ South building entrance 60" AFF (above finished floor) indicating direction to nearest SE accessible building entrance. Install signage @ Northeast (Playground) building entrance 60" AFF (above finished floor) indicating direction to nearest North accessible building entrance. I recommend installing signage @ 60" AFF indicating each Accessible entrance with a sign including the international symbol of accessibility stating "Accessible Entrance" Sign should include raised lettering and be accompanied by Braille.			6								

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	(7) The West building entry serves as the main entry to the building and currently is not handicap accessible as stairs exist in the path of travel. It serves as the passenger loading zone when bus load groups of people visit the facility. Because of this an accessible route is required to be on the shortest route possible leading into the building. I recommend adding a ramped sidewalk leading from the passenger loading area, located roadside on N. Chauncey Ave. on the West side of the building, up to the upper sidewalk serving the Main building entrance. It would provide greater access to the building from the street (Passenger Loading Zone) at the same time providing a more suitable fire exit for handicapped patrons of the Multi Purpose Area located within the building. This should be designed by a professional qualified Architect or Engineer and shall comply with all 2010 ADA rules and regulations. The handrails serving the Exterior West Stairs have material attached to the top rails and needs to be removed to ensure a clean smooth, continuous surface.	301,302,402,403	(7) I recommend hiring a Design Professional to design new sidewalk (s) to West building entrance. Remove materials from existing handrails at West building entrance stair. Lower the mailbox height and ensure latch is mounted a maximum of 48" above ground surface. Repair holes and rises in concrete to ensure no vertical rises in ground surfaces greater than ¼" exist.	7									

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	(8) Exterior benches at the West Entrance of the building and located at the corner of N. Chauncey Ave. and E. Columbia, do not meet ADA seat height bench requirements. Seat heights measure 15" AFF and should be a minimum of 17" and maximum of 19" AFF.	301,302,402,403	(8) Raise Exterior bench seat height so seat is positioned between 17" to 19" above ground surface.	8									

Building Entrances & Exits

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria- ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
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	<p>(1) The main building entry doors (N. Chauncey, west side of building) were found to have the following issues: The Southernmost double door set, South door was fine. The North door requires 12 lbs. of force to open and closed, from an open position of 70 degrees to a position of three inches prior to full close, in 1.0 seconds. The Center set of double doors, South door has a broken door closer and is not functional. The North door requires 8 lbs. of force to open the door and closes in 1.0 seconds. The Northernmost set of double doors, South door is fine. North door required 8 lbs. of force to open and closed fine.</p> <p>(2) The North building entrance (N. Street side of building also an accessible entrance and route to the playground) has a set of double leaf doors immediately inside the accessible entrance exterior door. These doors do not allow the proper clearances required at this exit. Pits and gaps in the floor surface exist in excess of ½". The existing radiator is very hot to the touch in this area.</p>	404, 401	<p>(1) The Southernmost double door set; Adjust northern door to open with less than 5lbs. and shall close from 90 degrees to 12 degrees in 5 seconds minimum. The Center set of double doors; Repair or install new door closer and adjust to 2010 ADA Requirements. Adjust north door closer to comply with 2010 ADA standards. The Northernmost set of double doors; Adjust north door closer to comply with 2010 ADA standards. (2) The North building entrance; Remove interior double doors. Repair floor surface and ensure no gaps exceeding ½" and no verticals rises greater than ¼", exist at floor surfaces. Provide shields at radiator protecting a child or pedestrian from accessing unit and potentially getting burned.</p>		1 2								

Building Entrances & Exits

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	<p>(3) The Northeast Playground building entrance door does not contain a sign as noted in Building Exterior Accessible Routes; Infraction #6.</p> <p>(4) The East building exits (serving the Multipurpose Room) stairs do not need to comply with ADA regulations but were found to have a loose bottom railing anchor at the Southernmost exit stair.</p> <p>(5) Exterior Basement Service Stairs do not have to comply with ADA regulations but were found to have handrails 26-1/2" to 31" above walking surface where it should be 34" min. to 38" max., consistent above walking surfaces.</p> <p>Railing exists on one side only and does not have horizontal extensions of 12" min. at the top nor at the bottom however it not structurally feasible to have a horizontal 12" extension at the bottom. Railing has 2" clearance where 1-1/2" clearance exactly is required between wall and railing.</p>	404,401	<p>(3) The Northeast Playground building entrance; See Building Accessible Routes; Compliant Remediation #6.</p> <p>(4) The East building exits (serving the Multipurpose Room); Not required to comply. Re-anchor and secure bottom of stair railing.</p> <p>(5) Exterior Basement Service Stairs; Not required to comply. It is recommended for the safety of the employees to remove the existing railing and install at least one hand rail complying with current ADA standards ADAAG section 505 handrails.</p>		3 4 5								

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	(6) The South East building entrance (serving as the accessible building entrance with a ramp) door was missing required "Caution" sticker indicating door as an Automatic Door. The exterior automatic door control is mounted over a sloped surface. Automatic door should have a break weight of 15lbs. or less when opening and this door measured a break weight of 25lbs. requiring user to opens with force measuring in excess of five (5) lbs. full powered Automatic doors shall comply with ANSI/BHMA A156.10, low-energy power assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition). The Ramp serving the accessible entrance has multiple issues not compliant with current ADA regulations;	404,401	(6) The South East building entrance (serving as the accessible building entrance with a ramp). Acquire and install "Caution Automatic Door" sticker at 50" +/- 10" maximum above finished floor. One sticker on each side of the door is required.		6								

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	(7) The South building Entrance (E. Columbia St.) needs sign as indicated previously Gaps exist in concrete at bottom of stairs exceeding ½". Railings are all 41" above walking surface. The vestibule doors here do not allow sufficient approach space at the exit. Old door stops exist on landing. Entrance has double door set just inside building making it difficult to navigate around doors to enter building.		(7) Fill gaps in walking surface. Lower existing railings to be between 34" min. and 38" max. above ground surface. Remove doors entirely and remove old door stops located on exterior landing. (8) Raise Exterior bench seat height so seat is positioned between 17" to 19" above ground surface.		7									

1st Floor Rooms & Spaces

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LOBBY / HALLWAY	<p>(1) The 1st floor hallways are equipped with visual alarms with fire pull stations to activate. The Fire Pull located near the NE Playground building exit measured to be 53" AFF which complies with 1991 standards. If system is updated in the future lower to 48" max. AFF.</p> <p>(2) The building heating system uses radiant heat thru the use of wall and floor mounted radiators located throughout the building. (6) of these radiators (each equipped with thermostat) exist in the Hallway on the first floor all having exposed steam plumbing and fittings. The thermostats located throughout the building hallways, classrooms, and other areas, with very few exceptions, exceed the allowable mounting height of 54" for 1991 standards. For the purposes of this report thermostats are not listed as infractions per room as the majority of the building thermostats are above allowable reach range heights, this note shall call attention to all of the thermostats throughout the building. Thermostat control heights addressed in future alterations made to the building heating and cooling system, shall address all of the thermostats located within common use spaces throughout the building.</p>	702, 302,309,308	<p>(1) The 1st floor hallways are equipped with visual alarms with fire pull stations to activate. The Fire Pull located near the NE Playground building exit measured to be 53" AFF which complies with 1991 standards. If system is updated in the future lower to 48" max. AFF.</p> <p>(2) The ADA addresses hot water plumbing elements of sinks only in ADAAG section 606.5. For the purposes of this report, the existing steam radiator heating system and related exposed steam plumbing pipes and fittings are cited to bring attention to them as they are hot enough to burn exposed skin in most cases. It is recommended as a safety precaution to investigate the issue further with appropriate professionals to determine if options exist that would allow the system to perform as designed simultaneously providing protection for the public. Lowering existing thermostat control heights (throughout the entire building) should be considered in future alterations made to the existing building heating.</p>		1 2									

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LOBBY / HALLWAY CONT'D	(3) Reference ADAAG section 903 Benches. Bench types located on the first floor of the building vary in shape, size and design. (4) Electrical receptacles exist at or below the minimum standard of 15" above finished floor in hallways. (5) (4) Decorative wall sculptures exist at the main building entrance off of N. Chauncey. They protrude into the path of travel greater than 4" and are mounted between 27" and 80" above finished floor with no cane detectable warning below.	702, 302,309,308	(3) To alleviate confusion due to various types, the bench remediation procedures are noted above, Infraction #3. (4) Raise all electrical and communications receptacles existing below 15" AFF and used by building occupants at least 15 inches above the floor. (5) Provide a cane detectable warning directly under the (4) decorative wall sculptures. Detectable warning shall be mounted 27" max. AFF and shall be at least as wide as the obstruction above.		3 4 5								

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LOBBY / HALLWAY CONT'D	<p>(6) The Fire Alarm Control Panel protrudes into the path of travel greater than 4" and is mounted between 27" and 80" above finished floor.</p> <p>(7) Light switch controls located in the south entrance from E. Columbia St. are measured to 56" above finished floor. 54" AFF was the old requirement where as 48" AFF is new requirement. Future switch locations should be 48" AFF max.</p> <p>(8) The south end of the main hallway has a Fire Extinguisher mounted where the top operable control is 55" above finished floor.</p> <p>(9) The wall mounted Defibrillator box is mounted where the latch is greater than 48" above finished floor and it protrudes into the path of travel greater than 4" with no cane detectable warning below.</p> <p>(10) The wall mounted office box is mounted obstructing the clear approach to the signage.</p> <p>(11) Sign located in main hallway indicating direction to office does not include raised lettering accompanied by Braille. It could not be approached to within 3" without obstruction.</p>	702, 302,309,308	<p>(6) Provide cane detectable warning below FACP panel at 27" AFF or below.</p> <p>(7) Lower light switch to 48" AFF max.</p> <p>(8) Lower Fire Extinguisher. Ensure top latch is mounted 47" maximum above finished floor simultaneously allowing the bottom of device to be 27" AFF providing a cane detectable warning.</p> <p>(9) Provide a cane detectable warning directly under the defibrillator device. Detectable warning shall be mounted 27" max. AFF and shall be at least as wide as the obstruction above.</p> <p>(10) Mount where location does not obstruct door or building signage front approach of 30" x 40" clear maneuvering space and top of mailbox latch should be 48" max. AFF.</p> <p>(11) Signs that provide direction to or information about interior spaces and facilities of the site shall comply with ADAGG 2010 section 703.5. Provide sign with raised lettering accompanied by grade II Braille. Mount sign at 60" max. AFF as measured to bottom of the top line of text.</p> <p>(12) Exit signs are required include both tactile lettering and be accompanied by grade II Braille lettering.</p>		6 7 8 9 10 11 12								

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ROOM 100	(1) The door leading into the room opens with force exceeding 5lbs. (measured at 7lbs.) (2) Signage located in hallway designating room number is located on the hinge side of the door. (3) The existing restroom has several infractions and needs a total redesign creating an accessible restroom and door suitable for children ages 3 and 4 years old. (4) Exposed steam pipes and fittings exist in this room. (5) Built-in cabinetry hardware is mounted 67" AFF. (6) (1) electrical receptacle exists below 15" AFF (7) Sink has furniture limiting clear parallel approach space.	404,703,902,308	(1) Adjust door closer. (2) Relocate sign to latch side of door mount at 60" AFF to bottom of top line of text. (3) Hire design professional to design an ADA compliant restroom for children ages 3 and 4. (4) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (5) Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. Cabinet #6 has furniture restricting the front and side approach to cabinets. Relocate furniture. (6) Raise electrical receptacles to 15" min. AFF. (7) Relocate furniture and ensure a clear floor parallel approach space of 30"x48" to the sink.		1 2 3 4 5 6 7								

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ROOM 102	(1) The North door leading into the room opens with force exceeding 5lbs. (measured at 6lbs.) and closes in 2.5 seconds. Sign is located on hinge side of door. (2) Electrical receptacles exist below 15" AFF. (3) Exposed steam piping and fittings exist in two places along SW unit and NW unit along wall. (4) Locks on built-in cabinetry are 67" AFF and requires tight grasping and pinching of the fingers to operate. (5) Sink height is 36" where required to be 34" max. AFF. No hardware exists on the cabinetry. (6) Storage closet located in NW corner of room has a door knob. The door is 24" wide and requires passage to use closet. Does not have required maneuvering space at latch with door swinging this way.	404,703,902,308	(1) Adjust door closer. Relocate sign to latch side of door mount 60" AFF to bottom of top line of text. (2) Raise electrical receptacles to 15" min. AFF. (3) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (4) Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. (5) Lower sink height to 34" max. AFF. And install hardware on cabinets that allows easy operation of door opening and closing without tight grasping and pinching of the fingers or twisting of the wrist. (6) Remove door to storage closet located in NW corner of room. Install 32" min. door swing it out with the latch end on the West side of the door. Install lever handle.	1	2	3	4	5	6				

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ROOM 101	(1) The paper towel dispenser protrudes 6" from wall, mounted @ 37" AFF. (2) Electrical receptacles exist below 15" AFF. (3) Exposed steam piping and fittings exist along North wall. (4) Locks on built-in cabinetry are 63" AFF and requires tight grasping and pinching of the fingers to operate.	404,703,902,308	(1) Relocate paper towel dispenser to 48" max. AFF. Provide clear floor space approach of 30"x48" min. The device protrudes more than 4" from the wall therefore including a detectable warning is below the device at 27" or below is required. An HVAC cabinet exists in the room that would provide such a detectable warning however the heating element must be confirmed dormant before relocating. (2) Raise electrical receptacles to 15" min. AFF. (3) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (4) Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist.		1 2 3 4								
ROOM 104 FACILITY STORAGE	(1) (2) Doors have door knobs.	404	(1) Remove door knobs and install lever type hardware.		1								

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ROOM 105 (Kuchta Academy of Fine Art)	(1) The door leading into the room opens with force exceeding 5lbs. (measured at 7lbs.) (2) Electrical receptacles exist below 15" AFF. (3) Exposed steam piping and fittings exist along East wall. (4) Locks on built-in cabinetry require tight grasping and pinching of the fingers to operate. Drawers do not open with ease. (5) Room has a hallway leading to the restrooms measuring only 29" clear width where 36" is required. Door does not comply in any way.	404,308,402	(1) Adjust door closer. (2) Raise electrical receptacles to 15" min. AFF. (3) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (4) Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. Sand drawers and ensure they open with ease. (5) Wall off hallway entirely or create closet, workstation etc...		1 2 4	3							

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ROOM 106	(1) Electrical receptacles exist below 15" AFF. (2) Exposed steam piping and fittings exist in two places along SW unit and NW unit along wall. (3) The lock on door leading to the Lounge is 67" AFF and requires tight grasping and pinching of the fingers to operate. (4) Existing ceiling fans require pull string operation which hangs below fixture higher than 54" AFF to operate. (5) The overhead Projector in room requires pull string operation which hangs below fixture higher than 54" AFF to operate. (6) Tables in room do not provide sufficient knee clearance for person using wheelchair.	308,404,306	(1) Raise electrical receptacles to 15" min. AFF. (2) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (3) Remove entirely or reinstall lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. (4) Install wall mounted ceiling fan controls at 48" max. AFF. (5) Ad string to projector string so highest operable part (bottom of string) is 48" max. AFF. (6) This room is used heavily by a local card club meeting weekly. The group is primarily made up of senior citizens. The chance of a pedestrian needing to use these tables from a wheelchair is likely. I recommend removing 20% of the existing tables in this space and replacing them with tables more suitable for patrons using them which provide 27" min. knee clearance.		1 3 4 5	2			6				

1st Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
LOUNGE	(1) Door to hallway has knob hardware. (2) Electrical receptacles exist below 15" AFF. (3) The counter tray slide provided in the lounge is used as a food service line. It is 36" AFF and protrudes into the space 25" (depth).	404,308,307	(1) Remove door knobs and install lever type hardware. (2) Raise electrical receptacles to 15" min. AFF. (3) Tray slides shall be mounted 28" min. and 34" max. AFF. Tray slide protrudes beyond 4" into the room therefore it is a new required to provide a cane detectable warning below the protrusion at or below 27" AFF. Lower Tray slide. Slide should be 24" deep max. and install detectable warning below at 27" exactly.		1 2 3								

1st Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
KITCHEN (remodeled in 2010)	<p>(1) The fire extinguisher is mounted above 48" AFF.</p> <p>(2) Door from Kitchen to Hallway has knob hardware. It opens requiring 7lbs. of force and closes in 2.0 seconds. Door does not have adequate maneuvering space for forward approach on latch end of door of 18" min. (pull side of door).</p> <p>(3) Stove requires reaching over burners to operate.</p> <p>(4) Range hood operable controls are located above 54" AFF.</p> <p>(5) Counter top heights are 36" AFF throughout kitchen. 34" max. is required.</p> <p>(6) Sink is 36" AFF. Does not provide knee clearance.</p> <p>(7) Closet door has knob hardware. Closet rod is 59" AFF. Shelf is 62" AFF and 16" deep. Light inside closet is operated by pull string hanging at 63" AFF.</p> <p>(8) Cabinets do not include hardware.</p>	308,404,307	<p>(1) Lower fire extinguisher to 48" max. AFF.</p> <p>(2) Adjust door closer. Remove door knob and install lever type hardware. The building construction does not allow for a cost effective way to provide adequate maneuvering space for this door.</p> <p>(3) Remove stove install stove with front operating controls. Stove should be 34" max AFF in height.</p> <p>(4) Install operable for range hood 48" max. AFF.</p> <p>(5) Lower all countertops to 34" max AFF.</p> <p>(6) Lower sink to 34" AFF max. Provide required knee clearance per ADAAG 2010 section 606.</p> <p>(7) Remove door knobs and install lever type hardware. Lower closet rod and shelf so shelf is 48" max AFF and rod is located below. Ad string to light pull string so lowest portion hangs 48" max. AFF.</p> <p>(8) Install hardware making for ease of operation. Hardware should not require tight grasping, pinching or twisting of the wrist to operate.</p>		2		1						
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1st Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs Date to be corrected	Date Completed (Include Initials)
Room 108	(1) Door to Hallway opens requiring 7lbs. of force. Door does not have adequate maneuvering space for forward approach on latch end of door of 12" min. (push side of door). (2) Electrical receptacles exist below 15" AFF. (3) Exposed steam piping and fittings exist at south heating unit along wall. (4) The lock on door leading to Room 106 is 54 1/2" AFF. (5) The overhead Projector in room requires pull string operation which hangs below fixture higher than 54" AFF to operate. (6) Existing ceiling fans require pull string operation which hangs below fixture higher than 54" AFF to operate. (7) The mantle above the old fireplace protrudes greater than 4" into the space and is between 27" and 80" AFF. (8) The pencil sharpener protrudes greater than 4" into the space and is between 27" and 80" AFF.	404,308,307	(1) Adjust door closer. Install and position swing of new door where door swing to allows 12" (push side) maneuvering space on latch end of door and 18" maneuvering space on latch end, pull side of door. (2) Raise electrical receptacles to 15" min. AFF. (3) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (4) Lower lock to 48" max AFF. (5) Ad string to projector string so highest operable part (bottom of string) is 48" max. AFF. (6) Install wall mounted ceiling fan controls at 48" max. AFF. (7) Reduce depth of mantel to 4" max protruding into space. (8) Relocate the pencil sharpener where a clear floor space of 30"x40" min. for a clear approach is provided and ensure detectable warning exists below the device.		1 2 7 8		4 5 6		3				

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
ROOM 111	(1) Electrical receptacles exist below 15" AFF. (2) Exposed steam piping and fittings exist at south heating unit along wall. (3) Existing ceiling fans require pull string operation which hangs below fixture higher than 54" AFF to operate. (4) Locks on built-in cabinetry require tight grasping and pinching of the fingers to operate. Drawers do not open with ease. (5) The pencil sharpener protrudes greater than 4" into the space and is between 27" and 80" AFF. (6) Sink is 35-1/2" AFF, has knob type hardware and no hot water plumbing shields below. (7) The paper towel dispenser is mounted where the highest operable part exceeds 48" AFF. (8) The Evacuation sign hangs on hinge side of door. (9) Wall mounted paper trays exist at 57" and 66" AFF.	308,307,404	(1) Raise electrical receptacles to 15" min. AFF. (2) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (3) Install wall mounted ceiling fan controls at 48" max. AFF. (4) Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. Sand drawers and ensure they open with ease. (5) Relocate the pencil sharpener where a clear floor space of 30"x40" min. for a clear approach is provided and ensure detectable warning exists below the device. (6) Lower sink to 34" AFF max. install lever type hardware and insulate all exposed hot water plumbing and drain pipes below. (7) Relocation of the paper towel dispenser is recommended. Relocate to south wall over shelving unit (which provides a detectable warning below) and mount so highest operable part is 48" max. AFF. (8) Relocate the evacuation sign on the latch side of door at 60" AFF. (9) Lower Paper trays so highest tray is 48" max. AFF.		1 5 6 7 8		3 4 9		2				

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date Completed
MORTON CENTER OFFICE	(1) Electrical receptacles exist below 15" AFF. (2) Exposed steam piping and fittings exist at south heating unit along wall. (3) Existing ceiling fans require pull string operation which hangs below fixture higher than 54" AFF to operate. (4) Door leading to hallway does not have the required 12" min. maneuvering space at latch end of door on the push side. (5) Two workstations are situated in the room leaving only 24" access aisles to the work space. (6) The telephone located in the office offered for public use does not include a sticker on the	308307404	(1) Raise electrical receptacles to 15" min. AFF. (2) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (3) Install wall mounted ceiling fan controls at 48" max. AFF. (4) Change door swing. Install and position swing of new door where door swing to allows 12" (push side) clear maneuvering space on latch end of door and 18" maneuvering space on latch end, pull side of door. (5) Rearrange furniture workstations so each may be accessed with a min. 36" clear path. The path may be reduced to 32" min. for 24" max. length along path. (6) Install sticker on the handset indicating the phone is equipped with volume control per ADAAG 703.7.2.3. Lower Phone books to be located max. 48" AFF. Note: A text telephone or (TDD) is required only when pay phones are available to the public therefore it is not required but recommended to have a text telephone readily available to individuals using the building. If provided install signage at entrance door to office and at the building accessible entrances that indicate a TDD is available.		1 4 5 6		3		2				

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date Completed (Include Initials)
THE MULTI-PURPOSE ROOM	<p>(1)Doors leading in and out of the Multi-purpose room including both exit corridors were inspected and found the following: Entry South double door set; South door opens with force exceeding 5lbs (8lbs.). Entry North double door set; South door opens with force exceeding 5lbs (8lbs.). Door leading to SE exit corridor; door opens with force exceeding 5lbs (8lbs.). Door does not have required 18" maneuvering space latch end of door on the pull side. Door leading from south exit corridor up to the stage; does not have clear wall space of 18" on the pull side. Door has knob hardware. Door sticks and is very hard to open, requires much more than 5lbs. of force. Has railing on one side of stairs only. Risers are not uniform in height as they vary as much as ½". Door leading to NE exit corridor; door opens with force exceeding 5 lbs. (14 lbs.). Door does not have required 18" maneuvering space latch end of door on the pull side.</p>	308,307,404,703	<p>(1) Entry South double door set; Adjust door closer. Entry North double door set; Adjust door closer. Door leading to SE exit corridor; Relocate door, ensure 18" min. maneuvering space on latch end of pull side of door. Door leading from south exit corridor up to the stage; requires redesign. Door leading to NE exit corridor; Relocate door, ensure 18" min. maneuvering space on latch end of pull side of door. Door leading to NE exit corridor up to the stage; requires redesign.</p>		1								

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
THE MULTI-PURPOSE ROOM CONT'D	<p>(2) Electrical equipment in NE exit corridor protrudes greater than 4" from wall. Operable controls in this corridor exceed the 1991 requirement of 54" max. AFF. ADAAG 1991 4.1.1(3) exception allows "fixtures and controls within used only by employees are not required to comply."</p> <p>(3) Audio equipment (west wall of Multi-Purpose room) protrudes greater than 4" from the wall.</p> <p>(4) The southernmost Storage door located under the stage has broken hinges making it hard to open.</p> <p>(5) Visual alarms are 108" AFF in Multi-purpose room.</p> <p>(6) Receptacles exist below 15" AFF.</p>	308,307,404,703	<p>(2) Provide cane detectable warning 27" max. AFF directly below protruding objects.</p> <p>(3) Provide cane detectable warning 27" max. AFF directly below protruding objects.</p> <p>(4) Install new hinges on door.</p> <p>(5) Lower visual alarm to 80" max. AFF.</p> <p>(6) Raise electrical receptacles to min. 15" AFF.</p>		2 3 5 6		4						

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs Date to be corrected	Date Completed (Include Initials)
THE MULTI-PURPOSE ROOM CONT'D	(7) Exposed steam piping and fittings exist at north and south heating units along wall in Multi-Purpose room as well as both exit corridors and both dressing rooms. (8) Stage does not have a lift or ramp making it accessible to individuals in wheelchairs. (9) Multi-Purpose room does not have required assistive listening devices. (10) Exit signs are not tactile in the multi-purpose or both exit corridors.	308,307,404,703	(7) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (8) Recommend to seek professional design proposal to include a lift. (9) Install Assistive listening devices connected to audio system complying with ADAAG section 706, equaling 4% of the total seating capacity for the multi-purpose room. Total seating capacity is 133. (6) sets of listening devices are required. Provide signage complying with ADAAG 703.7.2.4 identifying the assistive listening devices. Mount at 60" AFF max. should be mounted at doors leading into the room and should be accompanied by grade II Braille lettering. (10) Provide Exit signs which include tactile lettering with Braille in the multi-purpose room & in both exit corridors.		8 9 10				7				

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
DRESSING ROOM (Both share the same infractions)	(1) Doors leading into dressing room have knob hardware. Clear width passage thru doorways are limited to 29-1/2" where 32" min. is required. Door does not have 18" maneuvering space at latch end pull side of door. (2) Coat hooks protrude greater than 4" from wall.	404,307	(1) Install lever hardware and install door which allows 32" min. clear passage and provide 18" maneuvering space		1 2								
STORAGE CLOSET (Nearest ROOM 101)	(1) The door has a door knob.	404	(2) Shorten length of coat hanger dowels to 4" max. protruding from wall.		1								

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
STORAGE CLOSET (Nearest North Cluster Toilet Rooms)	(1) The door is 29" wide. Does not have required maneuvering space at latch end of the door. Door has knob hardware.	404	(1) Remove door replace with a 32" min. door flip swing of door to provide required 18" maneuvering space latch end pull side of door and 12" clear on push side latch end of door. Remove door knob and replace with lever type hardware.			1							
STORAGE CLOSET (North of Multi-Purpose Entrance Doors)	(1) Door has knob hardware. (2) Exposed steam piping and fittings exist;	404	(1) Install lever hardware on door. (2) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway.		1 2								

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Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
STORAGE CLOSET (Nearest South Cluster Toilet Rooms)	(1) Door has knob hardware. Door is less than 32" min. in size. Does not have 18" maneuvering space latch end, pull side of door.	404	(1) Install lever hardware on door. Install 32" door with hinge on East end providing maneuvering space of 12" push side and 18" pull side, latch end of door.		1								
STORAGE CLOSET (South of Multi-Purpose Entrance Doors).	(1) Door has knob hardware.	404	(1) Install lever hardware on door.		1								

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Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs Date to be corrected	Date Completed (Include Initials)
Basement Stair	(1) Door has knob hardware. Opens with force exceeding 5lbs. (25lbs.) (2) Stairs are not required to comply. However hazards exist having treads and risers which vary in depth and height and railings are not the right height.	404,504,505	(1) Install lever hardware on door. Adjust door closer. (2) Recommend installing sign cautioning users of hazardous stair conditions.		1 2								
STORAGE CLOSET (Nearest Room 111)	(1) Door has knob hardware.	404	(1) Install lever hardware on door.		1								

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Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
1ST FLOOR SOUTH CLUSTER TOILET ROOMS	(1) Overhead signage text is less than 3" in height.	703	(1) Install signage with text a min of 3" in height.			1							

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Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected	Date Completed (Include Initials)
1ST FLOOR SOUTH CLUSTER WOMENS TOILET ROOM	(1) The Visual alarm was measured to be 92” AFF. (2) Signage existing at the door is mounted using screws which interfere with reading of the Braille on the sign. (3) The handicapped stall toilet is positioned 18-1/2” from closed side wall of stall where it should be 18” max. This affects required space for side transfer. The flush valve lever is on the closed side of the stall. The side grab bar is 36” and should be 42” min. The toilet paper dispenser is mounted 36-1/2” from rear wall where required to be 36” max. The sanitation napkin is located below 9” AFF. (4) No ambulatory Stalls exist (3’ wide/seat 17 high). (5) The handicapped lavatory is mounted where rim exceeds 34”. Exposed hot water piping below. Water does not flow properly. Sharp and abrasive surfaces exist on pipes below lav. Lavatory was installed without a wall carrier and is unstable and physically moves when pressure is applied to edge. (6) Soap dispenser does not provide adequate clear floor space. (7) Paper towel dispenser is mounted with highest operable part 52” and has no detectable warning below.	703,603,605	(1) Lower visual alarm to 80” max. AFF. (2) Remove screws and install signage using adhesives. (3) Relocate toilet so centerline is 18” max. from the side wall of the stall. Install flush valve to open side of stall. Relocate toilet paper dispenser to be 7” min. and 9” max. as measured from the front of the toilet face. Install sanitation napkin dispenser between 9” min. and 48” max. AFF. Dispenser shall not protrude more than 4” from wall without a cane detectable warning below. (4) Provide 1 ambulatory stall per ADAAG 604.8.2. (5) Remove and reinstall lavatory with appropriate wall carrier at 34” max. AFF. Wrap hot water supply lines and drain pipes with insulated shields. (6) Relocate soap dispenser where clear floor approach of 30x48 is provided. Mount 48” max. AFF (7) Relocate device to wall under emergency lights at 48” max. AFF to highest operable part. Provide cane detectable warning below (i.e. wall mounted trash receptacle) at 27” max. AFF.		1	2 3 4 5 6 7								

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
1ST FLOOR SOUTH CLUSTER BABY CHANGING ROOM	(1) Door has knob hardware. Does not have required maneuvering space at latch end of door and needs to be relocated. (2) The sign designating the room is a temporary sign and does not include Braille or raised lettering. (3) Baby changing station is mounted where the top is 35" AFF when extended for use. Sharp and abrasive edges are exposed. (4) Paper towel is 58" AFF to the highest operable part and protrudes 10" from wall. (5) The visual alarm is 92" AFF. (6) Exposed hot water plumbing exists below the lavatory.	703,603,605,404	(1) Remove door knobs and install lever hardware. Change to left hand out-swinging door and ensure 12" clear maneuvering space at the push side latch end of the door and 18" on the pull side latch end of door. (2) Install permanent sign with raised letters accompanied by grade II Braille at 60" max. AFF to bottom line of text. (3) Lower changing station to 34" max. AFF when fully extended. Sand sharp edges smooth. Ensure no sharp or abrasive edges are exposed. Dispenser should be 48" max. AFF however this model does not allow. (4) Relocate paper towel dispenser to 48" max. AFF to the highest operable part and provide detectable warning below. Or mount non-mechanical over the sink just to the side on the wall. (5) Lower Visual alarm to 80" max. AFF. (6) Wrap hot water plumbing and drain pipes with		5	1 2 3 4 6							

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1ST FLOOR SOUTH CLUSTER MENS TOILET ROOM	(1) The Visual alarm was measured to be 92" AFF. (2) The door opens with force exceeding 5lbs. (6lbs.). The handle is broken and does not work properly. Door does not have required 18" maneuvering space at the latch end of the pull side of the door. (3) The handicapped lavatory is mounted where rim exceeds 34". Exposed hot water piping below. Lavatory was installed without a wall carrier and is unstable and physically moves when pressure is applied to edge. (4) The handicapped stall toilet is positioned 19" from closed side wall of stall where it should be 18" max. This affects required space for side transfer. The flush valve lever is on the closed side of the stall. The side grab bar is 36" and should be 42" min. The toilet seat is 16" AFF. (5) The bottom of the mirror is measure to be 50" AFF.	7.03604E+11	(1) Lower Visual alarm to 80" max. AFF. (2) Removing door and installing a 32" door would allow 18" space required to maneuver at the latch end. Or redesign door positioning. (3) Remove and reinstall lavatory with appropriate wall carrier at 34" max. AFF. Wrap hot water supply lines and drain pipes with insulated shields. (4) Relocate toilet so centerline is 18" max. from the side wall of the stall. Install flush valve to open side of stall. Change flush valve location to open side of stall. Raise seat height to 17" min and 19" max. AFF. (5) Add another mirror to the room. Mount with the bottom 40" max. AFF.		1	2 3 4 5							

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
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1ST FLOOR NORTH CLUSTER WOMENS TOILET ROOM	(1) The door opens requiring force exceeding 5lbs to open (9lbs.) (2) The Visual alarm was measured to be 93" AFF. (3) Bottom of the mirror is 46" AFF. (4) The handicapped lavatory requires 6lbs of force to operate. (5) The baby changing station is mounted where the top is 35" AFF when opened for use. (6) The westernmost lavatory has sharp and abrasive edges exposed beneath. (7) The handicapped stall toilet door does not have 12" maneuvering space at latch end push side of door. The sanitation napkin is located below 9" AFF. (8) Exposed steam piping and fittings exist at north and south heating units along wall.	7.03604E+11	(1) Adjust door closer. (2) Lower the Visual alarm to be 80" max. AFF. (3) Lower mirror to 40" max. AFF to the bottom of the mirror or add another mirror mounted with the bottom at 40" max. AFF. (4) Adjust water faucet to allow operation using 5lbs. or less force. (5) Lower the baby changing station so it is mounted where the top is 34" max. AFF when opened for use. (6) Handicapped lavatories are the only lavs required to comply however I recommend filing sharp and abrasive edges under lavatory or wrap plumbing below to cover them. (7) Relocate door to ensure 18" clear maneuvering space at latch end pull side of door and 12" maneuvering space latch end push side of door. Install sanitation napkin dispenser between 9" min. and 48" max. AFF. Dispenser shall not protrude more than 4" from wall without a cane detectable warning below. (8) Same as Compliant Remediation #2 / 1st Floor		1 2	3 4 5 6 7			8				

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Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria- ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
1ST FLOOR NORTH CLUSTER MENS TOILET ROOM	(1) The Visual alarm was measured to be 96" AFF. (2) The door opens with force exceeding 5lbs. (5-1/2lbs.). Door does not have required 12" maneuvering space at the latch end of the push side of the door. (3) The baby changing station is mounted where the top is 35" AFF when opened for use. (4) The bottom of the mirror is measure to be 47" AFF. (5) The handicapped stall door does not have required approach clearances.	7.03604E+11	(1) Lower Visual alarm to 80" max. AFF. (2) Adjust door closer. I see no remedy to fix this door. (3) Lower the baby changing station so it is mounted where the top is 34" max. AFF when opened for use. (4) Lower existing mirror to 40" max. AFF to the bottom of the mirror or add another mirror to the room. Mount with the bottom 40" max. AFF. (5) Reposition door hinges from South end of door to North end of door keep swinging out of stall. Reposition partition walls to ensure 12" clear maneuvering space at latch end push side of door.		1	2 3 4 5							

Common Building Elements & Notes

NOTE: VISUAL ALARMS; ADAAG 1991 requires: If emergency warning systems are provided, then they must include both audible alarms and visual alarms complying with 4.28.

Each common use room should be equipped with visual alarms. 2010 regulations allow an exception where: In existing facilities, visual alarms shall not be required except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.

It is recommended to install visual alarms in future alarm upgrades. They should be located in each common use space.

VISUAL ALARMS SHOULD BE INSTALLED IMMEDIATELY IN THE PRESCHOOL AS THE CHILDREN ARE HEARING IMPAIRED.

NOTE: SIGNS; Signage indicating permanent rooms and spaces within the building are provided and they are accompanied by Braille letters. The Braille lettering complies however the signs indicating room numbers have a shiny finish which are hard to read when light allows glare. Building signage should comply with ADAAG section 703 Signs. Exit signage is required to have tactile lettering located at the exits. SE accessible entrance is missing Braille as is the multi-purpose North and South exits.

NOTE: DOORS WITH CLOSERS; In order to limit repetition in this report, future door closer adjustments will be noted simply as "Adjust door closer." and shall refer to this note. All adjustments made to doors within the building equipped with closers shall conform to the following and require doors to open requiring 5lbs. or less force and shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. All door adjustments made from this time forth in the building shall be adjusted in accordance with current 2010 ADA standards

NOTE: FIRE EVACUATION ROUTE PLANS; The Evacuation route plans are not required but recommended: Evacuation Plans located throughout the building should be corrected in the following areas;

North Dressing Room at Stage (North arrow is in-correct).

The Morton Center Office (verify accuracy)

Room #106 (Room numbers in-correct)

2ND Floor South & North Balcony storage (Confusing)

Room #200 (North arrow in-correct)

Room 209 WALLA (North arrow in-correct)

NOTE: LIGHT SWITCH LOCATIONS; 1991 ADA regulations require all operable controls to be 54" max. AFF. New regulations mandate 48" max. AFF. Light switches located in the building existing above 54" currently should be lowered

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date Completed (Include Initials)
Hallway	<p>(1) Bench types located on the second floor vary in shape, size and design. ADA requires 17 to 19" high seat height and a seat depth of 20" min. and 24" deep max.</p> <p>(2) Remaining Church Pugh's: seat depth is 15-1/2" where 20" to 24" is required. The Pugh's do not comply.</p> <p>(2) The 2nd floor hallway visual alarms were measured to be above the required minimum of 80" (they are 90") AFF.</p> <p>(3) (2) Fire extinguishers in the hall at each end North & South are higher than 48" AFF to highest operable part.</p> <p>(4) Electrical receptacles exist below 15" AFF.</p> <p>(5) WALLA paper basket protrudes greater than 4" from wall.</p> <p>(6) WALLA Signage is greater than 60" AFF measured to the bottom of the top line of text.</p> <p>(7) Exposed steam piping and fittings exist at heating units along wall.</p> <p>(8) The Visual alarms at North & South ends of hallway were measured to be above 80" AFF.</p>	404, 703,	<p>(1) Provide benches with seats 17" min. and 19" max. AFF having a seat depth of 20" min. to 24" max. and a back support height measured from the top of the seat a min. of 18".</p> <p>(2) Lower visual alarms to 80" max. AFF.</p> <p>(3) Lower fire extinguishers so top operable control is 48" max. AFF and bottom is a min. 27" AFF.</p> <p>(4) Raise electrical receptacles to 15" min. AFF.</p> <p>(5) Remove device and replace with device that protrudes 4" or less from wall mounted 48" max. AFF.</p> <p>(6) Lower sign to 60" max. AFF measured to the bottom of the top line of text.</p> <p>(7) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway.</p> <p>(8) Lower Visual alarms to 80" max. AFF.</p>		2 4 5 6 8		1		3 7				

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date Completed (Include Initials)
Room 200	(1) North door leading to hallway closes in 2.0 seconds. The South door closes in 2.0 seconds. (2) Electrical receptacles exist below 15" AFF. (3) The overhead Projector in room requires pull string operation which hangs below fixture higher than 54" AFF to operate. (4) A visual alarm is not present in room. (5) The pencil sharpener protrudes greater than 4" into the space and is between 27" and 80" AFF. (6) Closet door at north end of room has knob hardware. Swing does not allow 18" maneuvering space at latch end of door pull side. Light inside closet has pull string at 68" AFF. (7) Locks on built-in cabinetry (2 units) require tight grasping and pinching of the fingers to operate.	404, 703	(1) Adjust door closers. (2) Raise electrical receptacles to 15" min. AFF. (3) Ad string to projector string so highest operable part (bottom of string) is 48" max. AFF. (4) Install visual alarm. (5) Relocate the pencil sharpener where a clear floor space of 30"x40" min. for a clear approach is provided and ensure detectable warning exists below the device. For example mounting it over the existing heating cabinets below 48" would meet the operable control height at the same time the cabinet below offers a detectable warning below the protruding object. (6) Reverse swing allowing 18" required maneuvering space at latch end of door on the pull side. Install lever hardware. Ad string to light pull so it hangs at 48" AFF max. (7) Remove and install lock (in both units) 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist.		1 2 4 6		3 5 7						

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Room 201 (Pottery Room)	1) The sign on the door does not include Braille lettering. (2) The classroom door does not have required maneuvering space at latch end of door. Book shelving restricts approach to door. (3) Electrical receptacles exist below 15" AFF. (4) Shelving along walls around room protrudes greater than 4" at 70" AFF. (5) A visual alarm is not present in room. (6) The pencil sharpener protrudes greater than 4" into the space and is between 27" and 80" AFF. (7) Locks on built-in cabinetry require tight grasping and pinching of the fingers to operate. (8) Fire evacuation plan is not located in the room.	404, 703	(1) Add Braille to signage directly below the room sign. (2) Flip hinge side of door allowing required maneuvering space at latch end of door (18" pull side, 12" push side). Relocate shelving unit allowing clear approach to door. (3) Raise electrical receptacles to 15" min. AFF. (4) Raise shelf so bottom hooks are a min. 80" AFF. (5) Install visual alarm. (6) Relocate the pencil sharpener where a clear floor space of 30"x40" min. for a clear approach is provided and ensure detectable warning exists below the device. (7) Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. (8) Relocate evacuation plan to room latch side of door or nearest wall at 60" AFF max.		1 2 3 5 8		4 6 7						

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Kiln Room	(1) The entrance door from the hallway leading into the Kiln Room has knob hardware. (2) The sink is 36" AFF. (3) Fire extinguisher is located greater than 48" AFF. (4) Wall mounted machine press does not have cane detectable warning below. (5) Exposed steam piping and fittings exist in this room. (6) Electrical receptacles exist below 15" AFF. (7) A fire alarm or visual alarm does not exist in room.	404, 703	(1) Remove knob hardware and install lever hardware. (2) Lower sink to 34" max. AFF. (3) Lower fire extinguisher. (4) Install cane detectable warning at 27" max. AFF below device. (5) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (6) Raise electrical outlets to 15" min. AFF. (7) Install fire alarm and visual alarm.		1 2 4 6 7		3		5				

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Room 202	(1) The sign in hallway indicating the room number is located 61-1/4" AFF. (2) Electrical receptacles exist below 15" AFF. (3) Exposed steam piping and fittings exist at south heating unit along wall. (4) The overhead Projector in room requires pull string operation which hangs below fixture higher than 54" AFF to operate. (5) A visual alarm is not present in room. (6) The pencil sharpener protrudes greater than 4" into the space and is between 27" and 80" AFF.	404, 703,	(1) Lower signage to 60" max. AFF. (2) Raise electrical receptacles to 15" min. AFF. (3) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (4) Ad string to projector string so highest operable part (bottom of string) is 48" max. AFF. (5) Install visual alarm. (6) Relocate the pencil sharpener where a clear floor space of 30"x40" min. for a clear approach is provided and ensure detectable warning exists below the device.		1 2 5		4 5		3				

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Room 204	1) The door leading to hallway catches on the threshold requiring 7lbs. of force to open and closes in 1.5 seconds. (2) Exposed steam piping and fittings exist at south heating unit along wall. (3) Electrical receptacles exist below 15" AFF. (4) Shelving in room near door protrudes greater than 4" from wall. (5) A visual alarm is not present in room. (6) Floor has blemishes causing greater than ¼" vertical rises in floor. (7) The wall mounted bar at north end of room protrudes greater than 4" into the room.	404,703,307	(1) Adjust door closer. File threshold to ensure it does not rub the bottom of the door. (2) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (3) Raise electrical receptacles to 15" min. AFF. (4) Remove shelving entirely. (5) Install visual alarm. (6) Use floor leveler at floor seam and ensure 1:2 slope at those blemishes. (7) Install lower bar at 27" max. AFF providing a cane detectable warning for bars.		1 3 5 6 7		4		3				

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date Completed
Room 205	(1) The door leading to hallway opens requiring 6lbs. of force to open. Fire extinguisher impedes clear maneuvering space at door (12" push side of door). (2) Electrical receptacles exist below 15" AFF. (3) Locks on built-in cabinetry require tight grasping and pinching of the fingers to operate. Drawers do not open with ease. (4) The pencil sharpener protrudes greater than 4" into the space and is between 27" and 80" AFF. (5) Sink is 38" AFF, paper towel dispenser is greater than 48" AFF. (6) A visual alarm is not present in room.		(1) Adjust door closer. Relocate fire extinguisher to North wall over cold air return, mount 48" max. AFF to highest operable part. (2) Raise electrical receptacles to 15" min. AFF. Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. Sand drawers and ensure they open with ease. (4) Relocate the pencil sharpener where a clear floor space of 30"x40" min. for a clear approach is provided and ensure detectable warning exists below the device. (5) Lower sink to 34" AFF max. (6) Install visual alarm @ 80" max. AFF.		1 2 4 5 6		3						

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Room 206	(1) The door leading to hallway opens requiring 6lbs. of force to open. (2) Electrical receptacles exist below 15" AFF. (3) The overhead Projector in room requires pull string operation which hangs below fixture higher than 54" AFF to operate. (4) Locks on built-in cabinetry require tight grasping and pinching of the fingers to operate. Drawers require greater than 5lbs. of force to open. (5) A visual alarm is not present in room. (6) Evacuation sign not located on latch side of door.		(1) Adjust door closer. (2) Raise electrical receptacles to 15" min. AFF. (3) Ad string to projector string so highest operable part (bottom of string) is 48" max. AFF. (4) Remove and install lock 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. Sand drawers and ensure force required to open is less than 5lbs. (5) Install visual alarm. (6) Relocate sign to latch side of door at 60" max. AFF.		1 2 5 6		3 4						

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Room 208 (Dance Studio)	<p>(1) South door leading to hallway opens requiring 7lbs. of force. Door does not have required maneuvering space for forward approach on latch end of door of 12" min. (push side of door).</p> <p>(2) North door leading to hallway opens requiring 7lbs. of force. Door closer is loose. The Furniture (cabinet) impedes the required maneuvering space at door.</p> <p>(3) The sign in hallway indicating the room number is located 61-1/2" AFF.</p> <p>(4) Electrical receptacles exist below 15" AFF.</p> <p>(5) Exposed steam piping and fittings exist at south heating unit along wall.</p> <p>(6) Bars installed around the room are mounted between 27" and 80" AFF and protrudes greater than 4" from wall with no cane detectable warning below.</p> <p>(7) Wall shelving located at the door is not accessible to persons in a wheelchair.</p> <p>(8) A visual alarm is not present in room.</p>		<p>(1) South door; the building construction does not allow for an easy fix to provide maneuvering space at this door. Close off door entirely and use North door as entrance to room.</p> <p>(2) North door; Relocate cabinet to south door after closing off. Adjust and secure door closer.</p> <p>(3) Relocate evacuation and room signage and locate on latch end of North door 60" max. AFF.</p> <p>(4) Raise electrical receptacles to 15" min. AFF.</p> <p>(5) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway.</p> <p>(6) Install lower bars at 27" max AFF providing a cane detectable warning below. South & East walls are fine.</p> <p>(7) Close off shelving or remove bars allowing clear front approach space of 30"x40" min. access to shelving for persons in a wheelchair.</p> <p>(8) Provide visual alarm @ 80" max. AFF.</p>		1 2 3 4 6 8		7		5				

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be completed Date Completed (Include Initials)
Room 209 (WALLA Office)	(1) The sign at the door is greater than 60" AFF. (2) The door leading into the room does not have required maneuvering space at push side of door. (3) Locks on built-in cabinetry require tight grasping and pinching of the fingers to operate. Drawers open with force exceeding 5lbs. Top east drawer is restricted by HVAC shelving unit. (4) The alcove at the north end of the office has a ceiling height below 80". (5) Electrical receptacles exist below 15" AFF. (6) The sink is 36" AFF. Cabinet does not include hardware. (7) A visual alarm does not exist in room.		(1) Combined with #2 below. (2) Flip hinge sides of door allowing required maneuvering space (12" push, 18" pull side) at latch end of door. Move all signage to latch side of door. Ensure signs are 60" max. AFF. (3) Remove and install lock (in both units) 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist. Sand drawers and ensure they open with 5lbs. or less force. Nail drawer closed. (4) Install counter top workspace below providing a cane detectable warning or create shelving or wall off entirely. (5) Raise electrical receptacles to 15" min. AFF. (6) Lower sink to 34" max. AFF and add hardware to cabinetry. (7) Install visual alarm.		1 2 4 5 6 7		3						

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Room 211	<p>(1) The door leading to hallway opens with force exceeding 5lbs (8lbs.) Door does not have required maneuvering space at latched side of door.</p> <p>(2) Sign designating room is 62" AFF.</p> <p>(3) Locks on built-in cabinetry require tight grasping and pinching of the fingers to operate. Drawers open with force exceeding 5lbs.</p> <p>(4) The pencil sharpener protrudes greater than 4" into the space and is between 27" and 80" AFF.</p> <p>(5) A visual alarm is not present in room.</p> <p>(6) The overhead Projector (2 in room) requires pull string operation which hangs below fixture higher than 54" AFF to operate.</p> <p>(7) Coat rack protrudes greater than 4" from wall.</p>		<p>(1) Adjust door closers. Change hinge sides on door flipping swing allowing required 12" push and 18" pull (latch end) clearances on latch end of door.</p> <p>(2) Lower sign to 60" max. AFF latch side of door.</p> <p>(3) Remove and install lock (in both units) 48" max. AFF. Lock should be operable without tight grasp, pinching or twisting of the wrist.</p> <p>(4) Relocate the pencil sharpener where a clear floor space of 30"x40" min. for a clear approach is provided and ensure detectable warning exists below the device.</p> <p>(5) Install visual alarm.</p> <p>(6) Ad string to projector string so highest operable part (bottom of string) is 48" max. AFF.</p> <p>(7) Replace coat rack with one protruding less than 4" into space or install cane detectable warning below device at 27" max. AFF.</p>		1 2 5 7		3 4 6						

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs Date to be corrected	Date Completed (Include Initials)
WALLA Storage	(1) The door has a door knob.		(1) Remove door knob and replace with lever type hardware.		1								
STORAGE CLOSET (near WALLA Storage area)	(1) The door opens requiring force exceeding 5lbs (15lbs.) to open the door because it drags on the bottom at carpet.		(1) Sand or cut bottom of door to allow opening with force less than 5lbs max.		1								

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
BALCONY (USED AS STORAGE)	(1) The South door opens requiring force exceeding 5lbs (15lbs.) and closes in 1.5 seconds. to open the door and requires two hands to open. (2) The North door requires two hands to open.		(1) Adjust door closer and install lock so door can be opened with one hand. (2) Install lock so door can be opened with one hand.		1 2								
STORAGE CLOSETS (2) (Near Men & Women's Toilet room)	(1) The door has knob hardware. The door is 29" wide. Does not have required maneuvering space at latch end of door.		(1) Install 32 min. door with lever hardware. Change hinge side of door to allow required 12" maneuvering space at latch end push side of door and 18" latch end pull side of door.		1								

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Men's Toilet Room	<p>(1) Sign is located at 62" AFF.</p> <p>(2) The visual alarm is at 92" AFF.</p> <p>(3) The handicapped stall has grab bar located on back wall 42" should be 36" and the side wall is 42" and should be 36" both between 34"min. and 36" max. AFF. Toilet seat height is 16-1/2" AFF. Door to stall is missing the latch.</p> <p>(4) Lowered urinal is 18" AFF to the rim.</p> <p>(5) Exposed steam piping and fittings exist at north and south heating units along wall.</p> <p>(6) The handicapped lavatory has exposed hot water piping below. Lavatory was installed without a wall carrier and is unstable and physically moves when pressure is applied to edge.</p> <p>(7) The bottom of the mirror is measured to be 50" AFF.</p> <p>(8) (2) Paper towel dispenser is mounted between 27" and 80" AFF and has no detectable warning below.</p> <p>(9) Soap dispenser is not within acceptable reach ranges at handicapped sink.</p>		<p>(1) Lower sign to 60" max. AFF. measured to the bottom of the top line of text.</p> <p>(2) Lower the visual alarm to 80" max. AFF.</p> <p>(3) Reverse grab bar installation. Raise seat height to 17" min. and 19" max. AFF. Install latch on door.</p> <p>(4) Lower urinal to 17" max. AFF to the rim. New 2010 ADA standards require all operable controls to be 48" max. AFF. Future alterations should consider lower control heights.</p> <p>(5) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway.</p> <p>(6) Remove and reinstall lavatory with appropriate wall carrier at 34" max. AFF. Wrap hot water supply lines and drain pipes with insulated shields.</p> <p>(7) Lower existing mirror to 40" max. AFF to the bottom of the mirror or add another mirror to the room. Mount with the bottom 40" max. AFF.</p> <p>(8) Relocate (2) devices at 48" max. AFF to highest operable part. Provide cane detectable warning below (i.e. wall mounted trash receptacle) at 27" max. AFF.</p>		2	1 3 4 6 7 8 9			5				

2nd Floor Rooms & Spaces

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
Women's Toilet Room	<p>(1) Paper towel dispenser is mounted between 27" and 80" AFF and has no detectable warning below.</p> <p>(2) The handicapped lavatory has exposed hot water piping below (missing shields). Lavatory was installed without a wall carrier and is unstable and physically moves when pressure is applied to edge.</p> <p>(3) The soap dispenser at the handicapped lavatory is not within allowable reach ranges.</p> <p>(4) The handicapped stall toilet door does not have 12" maneuvering space at latch end push side of door due to heating unit in room. The sanitation napkin is located below 9" AFF. The handicapped stall has grab bar located on back wall 42" should be 36" and the side wall is 42" and should be 36" both between 34"min. and 36" max.</p> <p>AFF. Toilet is 16-1/2" form wall where required to be 18" exactly with this stall design.</p> <p>(5) Does not include (1) ambulatory stall where 1 per (6) provided stalls is required to be ambulatory.</p>		<p>(1) Relocate (2) devices at 48" max. AFF to highest operable part. Provide cane detectable warning below (i.e. wall mounted trash receptacle) at 27" max. AFF.</p> <p>(2) Remove and reinstall lavatory with appropriate wall carrier at 34" max. AFF. Wrap hot water supply lines and drain pipes with insulated shields.</p> <p>(3) Provide soap bottle at sink.</p> <p>(4) Relocate toilet to 18" exactly from wall. Relocate door to ensure 18" clear maneuvering space at latch end pull side of door and 12" maneuvering space latch end push side of door. Install sanitation napkin dispenser between 9" min. and 48" max. AFF. Dispenser shall not protrude more than 4" from wall without a cane detectable warning below. Reverse grab bar installation.</p> <p>(5) Provide ambulatory stall 36" wide min. equipped with side grab bars. Door must self closing and swing out.</p> <p>Toilet seat must be 17" min. AFF and 19" max. AFF.</p>			1 2 3 4 5							

COMMON BUILDING ELEMENTS - Elevator

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria- ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority #2	Priority #3	Priority #4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
	<p>(1) The emergency communication system provided does not include raised lettering identifying it.</p> <p>(2) The call box provides instruction and guidance for use of the call box with a note stating: "BLINKING INDICATES CALL ANSWERED HELP ON THE WAY."</p> <p>The light does not blink.</p> <p>When the call box is used 2-way communication is possible. It is interrupted by interference very much like a bad cellular phone call. The 911 operator explained to me that when the call comes in an automated voice tells her the call is coming from an elevator. This could be the source of interference. The operator could hear me clearly on her end but there was feedback when the operator spoke to me and possibly a little reverberation. It should be inspected by a phone and elevator technician.</p>	505,504,703	<p>(1) Include raised lettering identifying the emergency communication device and locate with the raised symbol adjacent to the device. Raised lettering shall be accompanied by Grade II Braille and shall comply with ADAAG 2010 Table 407.4.7.1.3 Elevator Control Button Identification.</p> <p>(2) Have qualified technician fix the call box blinking light indicating help is on the way. Test communication device while on site make adjustments to improve communication if possible.</p>		1 2								

North & South Stairwells

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria- ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information				
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected	Date Completed (Include Initials)
Note: The stairs are not required to comply as the building is equipped with an elevator. Although not required, they were inspected for safety and found the following issues;														
	(1) The existing balcony railing height is dangerously low at 32-1/2” AFF. A child could easily climb over the rail and fall below. The building has many children occupying it on a regular basis. The staff has clearly acknowledged the danger and has placed furniture in front of each balcony. (2) Exposed steam radiators exist with very hot fittings and plumbing. (3) Stairs are made of a terrazzo material. Many chips exist on the treads exposing sharp and abrasive edges. The building is used often to host ballet recitals where the stairs are often used by children wearing ballet slippers as well as barefoot at times and could potentially be cut.	505,504,703	(1) Install new safety balcony railing. Confirm the following with a qualified design professional. Railing to be a min. of 44” AFF. Vertical railing should be 3-1/2” max. apart (2) Same as Compliant Remediation #2 / 1st Floor Lobby/Hallway. (3) Fix chips and abrasive edges ensuring a smooth, non-abrasive surface. Tighten railings. Structural strength requirements for handrails servicing stairs is no longer covered by ADAAG now covered under International Building Code regulations. It is recommended to endure handrails comply with all applicable IBC railing and egress codes. Raise railing heights to be 34” min. to 38” max. AFF						1 2 3					

North & South Stairwell

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria- ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected
	<p>NORTH STAIR; Stair railings are loose on; Upper flight East railing. Lower flight both East & West railing</p> <p>SOUTH STAIR; Stair railings are; Upper flight West railing loose and is 29" AFF. East railing is 31" AFF. Lower flight East railing is loose at 31" AFF. & West railing is 32-1/2" AFF.</p> <p>(4) Signage indicating the Stair is too close to edge for pedestrian to access sign. The 1st floor railing on the south end of the Stairwell has loose screws and is not secure and stable.</p> <p>(5) Areas of Rescue were not found on the second floor.</p>	704,505	<p>(4) Relocate sign 24" further away from stair edge.</p> <p>(5) Where a required exit is not accessible, a horizontal exit complying with local building/life safety regulations provided in lieu of areas of rescue are permitted (i.e. an elevator operational during power outages). Areas of Rescue are covered under the ADA under Section 216.4.2 Areas of Refuge. They are required to have proper signage and instructions for persons needing assistance during an evacuation and a means of 2-way communication between the user of the area of refuge and someone who can assist them in a timely manner (similar to a callbox in an Elevator).</p>						4 5				

Drinking Fountains

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information				
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected	Date Completed (Include Initials)
1st Floor South Set	(1) Drinking fountain does not have 30” clear floor front approach of 30” wide centered with fountain. (2) The lower wheelchair accessible drinking fountain unit is mounted greater than 27” AFF. (3) Higher unit water flow does not flow required 4” high.	602,211	(1) Provide clear floor space for forward approach at drinking fountains 30” wide as centered with each fountain. Move soda machine down a little. (2) Lower unit so bottom is 27” AFF exactly providing both a detectable warning and required knee space for drinking fountain. (3) Install new valve allowing proper 4” high water flow.		1 2									
1st Floor North Set	This set of drinking fountain complies.	602,211												
2nd Floor South Single Unit	(1) Drinking fountain unit is mounted where bottom is greater than 27” AFF. Requiring a cane detectable warning below.	602,211	(1) Lower unit so bottom is 27” AFF exactly providing both a detectable warning and required knee space for drinking fountain.		1									

Drinking Fountains

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information				
Locations	Identified Issue	ADAAG Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual	Costs	Date to be corrected	Date Completed (Include Initials)
2nd Floor North Set	(1) The lower wheelchair accessible drinking fountain unit is mounted greater than 27” AFF. (2) Higher unit water flow does not flow required 4” high.	602,211	(1) Lower unit so bottom is 27” AFF exactly providing both a detectable warning and required knee space for drinking fountain. (2) Install new valve allowing proper 4” high water flow.		1				2					